

## FOR SALE - Former Rehab Facility 140 Queen City Ave, Manchester NH



### Property Summary:

#### Premier Clinical Facility in New Hampshire's Largest City

140 Queen City Avenue offers a rare chance to acquire a purpose-built former **drug & alcohol rehabilitation / mental health facility** in the gateway to Manchester's East Side, formerly operated as the **Farnum Center**. This property was previously a "licensed" 70 bed facility that is ideally configured for a **for-profit** treatment provider seeking an immediate foothold or expansion in Southern New Hampshire's high-demand behavioral health market. Sale of the property includes all fixtures, furniture and equipment (FF&E).

This is a unique opportunity to acquire a recognizable, clinically oriented facility with significant build-out already in place—reducing time to occupancy and upfront capital outlay.

#### Ideally Suited For:

For-profit **drug & alcohol rehabilitation center**

Behavioral health / mental health treatment facility

Detox, residential treatment, or step-down care

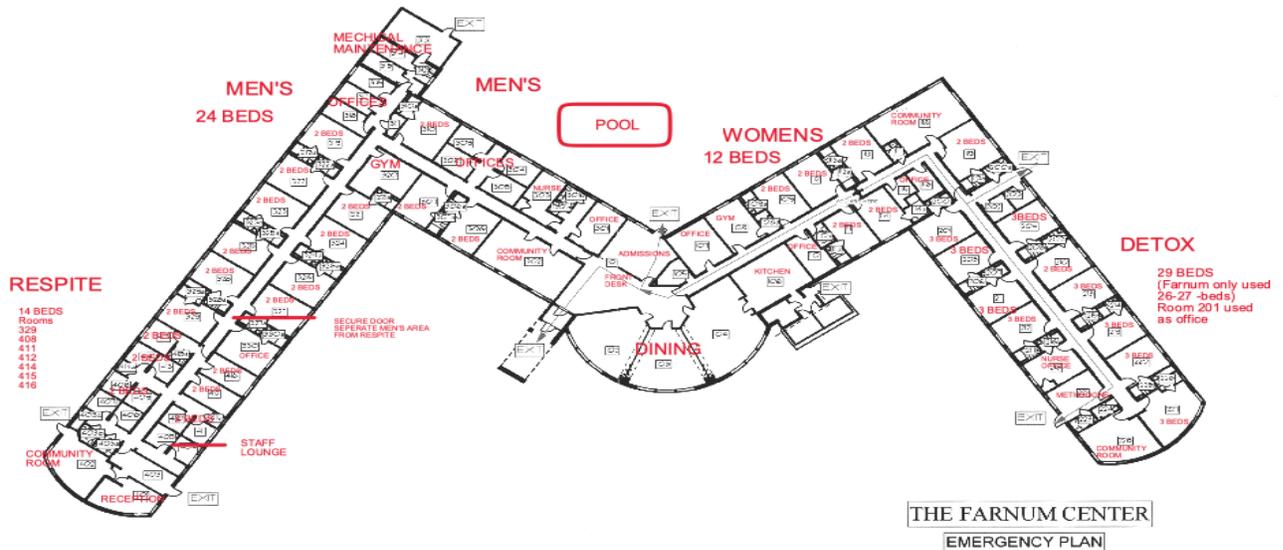
PHP / IOP, counseling center, or multi-specialty behavioral health clinic

Mike Harrington, Broker

[mike@harringtonandcompany.com](mailto:mike@harringtonandcompany.com)

O: 603.625.9628  
C: 603.785.8601

## Floor Plan with Bed Count of 79 Beds



### Property Highlights:

- Purpose-built 26,00 +/- SF (former drug & alcohol) rehab center **previously licensed for 70 beds (expired in 4/2026)**
- Existing layout designed for **inpatient / outpatient treatment**, counseling, and support services
- Mix of **private offices, counseling rooms, group rooms**, and administrative areas
- Institutional-grade construction and life-safety infrastructure suitable for healthcare use
- Flexible plan for **detox, residential, PHP/IOP, post op, outpatient and crisis center programs**
- This 3.5 acre parcel has ample on-site parking and convenient vehicular access
- Strong visibility and signage potential along Queen City Avenue – Exit 4 off I-293
- Traffic counts along Queen City Ave range from 24,000 cars/day to 25,000 cars/day
- Proximity to **downtown Manchester**, major employers, and referral sources
- Adjacent to Elliot's Rivers Edge
- One exit from HCA's Catholic Medical Center Campus

**Contact Bill Norton - C: (603) 496-3783 to coordinate tours or for additional details**

**Sale Price: \$7,500,000**

Mike Harrington, Broker

[mike@harringtonandcompany.com](mailto:mike@harringtonandcompany.com)

O: 603.625.9628  
C: 603.785.8601

## Additional Property Photos

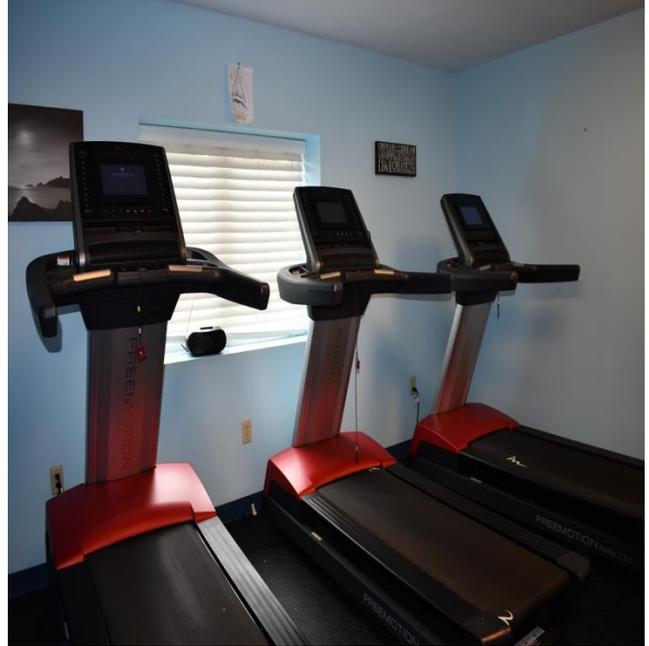


Mike Harrington, Broker

[mike@harringtonandcompany.com](mailto:mike@harringtonandcompany.com)

O: 603.625.9628  
C: 603.785.8601

## Additional Property Photos



Mike Harrington, Broker

[mike@harringtonandcompany.com](mailto:mike@harringtonandcompany.com)

O: 603.625.9628  
C: 603.785.8601